



Developed by: **ARCHWAY**
PROPERTIES

Owned by: **nuveen**
REAL ESTATE

Leased by:



BRETT OWENS

972.774.2568

brett.owens@transwestern.com

CLAYTON JOHNSON

214.292.6426

clayton.johnson@transwestern.com

BUILDING 1 - 4651 W JOHN CARPENTER FWY	
Available SF:	17,160 - 155,050 SF
Office SF:	2,494 & 4,088 SF
Clear Height:	28'
Dock Doors:	56
Ramps:	2 - 12' x 14'
Grade Level:	None
Car Parking Spaces:	231
Building Depth:	165'
Truck Court:	120'
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

BUILDING 2 - 4600 W ROYAL LN	
Available SF:	75,596 SF
Office SF:	3,223 SF
Clear Height:	32'
Dock Doors:	22
Ramps:	1 - 12' x 14'
Grade Level:	1 - 12' x 14'
Car Parking Spaces:	76
Building Depth:	210'
Truck Court:	200' Shared
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

BUILDING 3 - 4536 W ROYAL LN	
Available SF:	40,560 - 152,120 SF
Office SF:	3,625 SF
Clear Height:	32'
Dock Doors:	33
Ramps:	1 - 12' x 14'
Grade Level:	2 - 12' x 14'
Car Parking Spaces:	164
Building Depth:	260'
Truck Court:	200' Shared
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

BUILDING 4 - 4528 W ROYAL LN	
Available SF:	46,261 SF
Office SF:	2,700 SF
Clear Height:	28'
Dock Doors:	11
Ramps:	1 - 12' x 14'
Grade Level:	None
Car Parking Spaces:	51
Building Depth:	220'
Truck Court:	185' (Includes 21 Trailer Parks)
Column Spacing:	52' x 53'4" Typical
Staging Bay:	60'



Ease of access and proximity to major highways, airports, and abundant area amenities make Royal 114 an ideal Industrial campus.

Within a 5 minute drive:

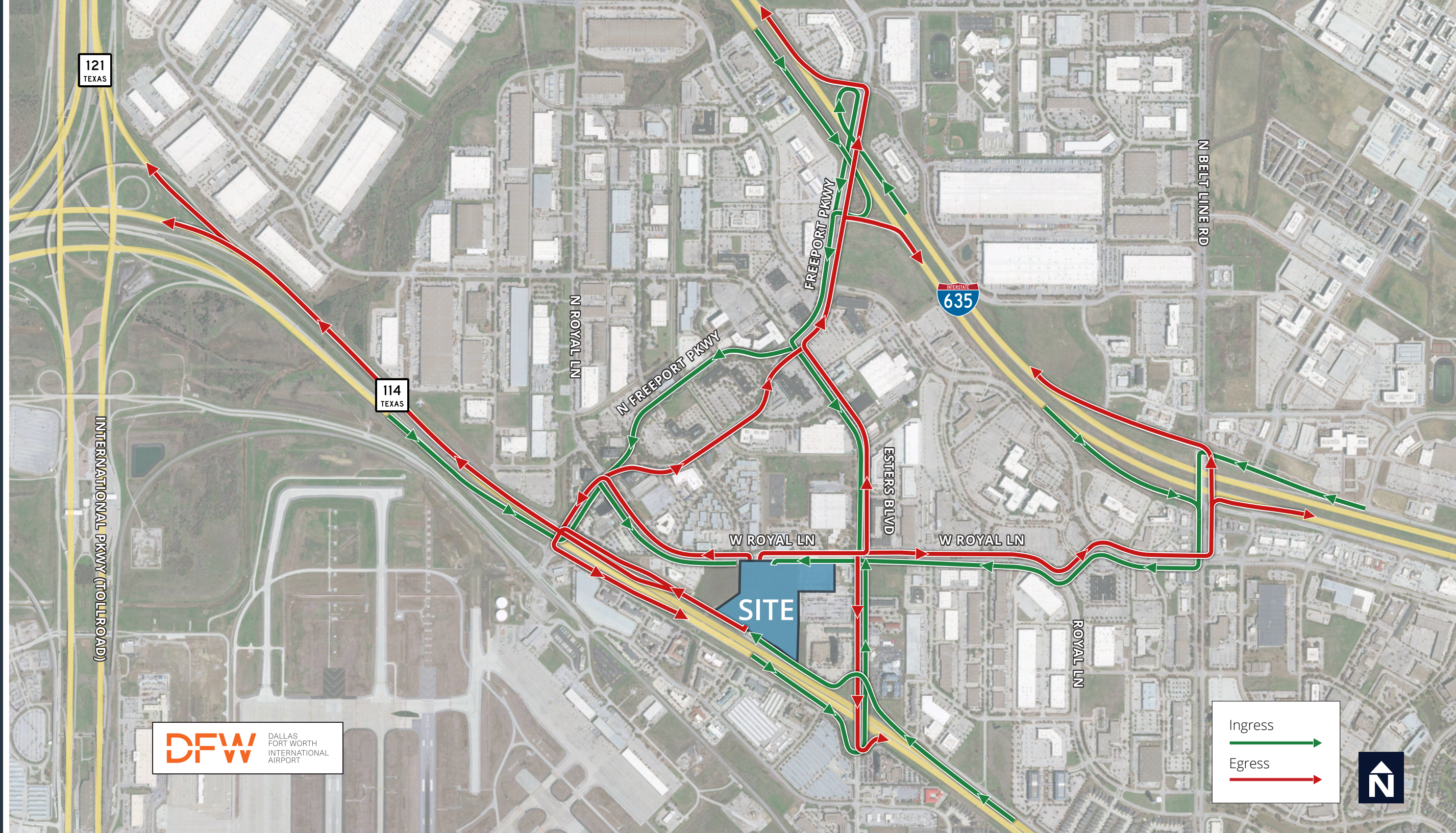
-  **50+** Restaurants
-  **32** Hotels
-  **3** Fitness Centers
-  **7+** Coffee Shops

2 MINUTES
to DFW Airport

18 MINUTES
to Love Field

20 MINUTES
to Downtown Dallas

25 MINUTES
to Downtown Fort Worth



Ingress
→
Egress
→



FOR LEASING INFORMATION:

BRETT OWENS

972.774.2568

brett.owens@transwestern.com

CLAYTON JOHNSON

214.292.6426

clayton.johnson@transwestern.com

Developed by:



Owned by:

Leased by: